

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
MINUTES

March 7, 2017

Chairperson J. Hilt called the meeting to order at 4:00 p.m. and roll was taken.

MEMBERS PRESENT: J. Hilt, S. Kroes, A. Riegler, D. Warren, S. Radtke, L. Wood

MEMBERS ABSENT: K. Panozzo

STAFF PRESENT: M. Franzak, D. Renkenberger

OTHERS PRESENT: K. Briggs, Building Official; W. Clark, 3835 Ellis Rd, Muskegon

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of February 7, 2017 was made by S. Radtke, supported by S. Kroes and unanimously approved.

NEW BUSINESS

Case 2017-04 – 240 Monroe Avenue. Applicant: City of Muskegon. District: Houston. Current Function: Residential. M. Franzak presented the staff report. The City is seeking approval to demolish the house at 240 Monroe Ave. There was a fire in the rear unit on November 9, 2016 and it is now considered uninhabitable. The Housing Board of Appeals (HBA) has declared the home substandard, a public nuisance and dangerous.

J. Hilt asked how bad the front of the house was damaged. W. Clark stated that the front didn't look bad; the fire damage was to the rear unit. A. Riegler asked K. Briggs if the house presented a public hazard. K. Briggs stated that it did; it was on the dangerous building list due to significant damage. He stated that there were two options: to repair the damage or demolish the house. The homeowner, W. Clark, had expressed interest in repairing the damage. K. Briggs stated that the case would be heard by the HBA after the HDC made its determination. A. Riegler stated that she preferred to see repairs made, rather than have the entire structure demolished. W. Clark distributed photos showing the current condition of the house. J. Hilt asked him if he had obtained any repair estimates yet. W. Clark stated that he had not, and he would be the contractor doing the repairs. He stated that the interior was not in bad shape but it needed cleaning from smoke damage.

D. Warren arrived at 4:13 p.m.

K. Briggs explained the Housing Board of Appeals process. A. Riegler stated that although the house had vinyl siding, it still had historic character.

I motion that the HDC deny the request to demolish the home at 240 Monroe Avenue as long as the property owner complies with the HBA stipulations within the allotted time frame, and as long as all repairs meet zoning requirements and the necessary permits are obtained, was made by A.

Riegler, supported by S. Radtke and unanimously approved, with J. Hilt, S. Kroes, A. Riegler, D. Warren, S. Radtke, and L. Wood voting aye.

Case 2017-05 – Hackley Park. Applicant: Muskegon Polish Festival. District: National Register. Current Function: Park. M. Franzak removed this case from the agenda until the City's Parks Supervisor returned from vacation and had a chance to review the request.

Case 2017-06 – 425 W Western Avenue. Applicant: Smash Bar & Bistro. District: National Register. Current Function: Commercial. M. Franzak presented the staff report. The applicant is seeking approval to install an awning valance at the Western Avenue entrance of the building. Renderings of the awning were provided.

A. Riegler was the architect for this project and provided additional drawings. The valance would be made of canvas with a logo on it, and would hang down 2 feet. There would be no additional lighting with it.

A motion that the HDC approve the request to install a canvas awning valance as proposed as long all zoning requirements are met and the necessary permits are obtained, was made by D. Warren, supported by L. Wood and unanimously approved, with J. Hilt, S. Kroes, D. Warren, S. Radtke, and L. Wood voting aye, and A. Riegler abstaining due to being the architect for this project.

OLD BUSINESS

None

OTHER BUSINESS

HDC grants – D. Warren updated members on the subject of HDC grants, which was brought up during the City Commission's goal setting session. HDC members were asked to come up with ideas to present at a future meeting.

There being no further business, the meeting was adjourned at 4:55 p.m.